

Date: November 13, 2023
Project Name: Long Beach NY Forward
Subject: Local Planning Committee Vote
Meeting Location: Virtual Webinar via Zoom
Meeting Date: November 13, 2023
Meeting Time: 1:00-2:30 PM

Participants: **Local Planning Committee**

Ronald J. Walsh (Co-Chair)
Johanna Mathieson-Ellmer
Jacquetta Odom
Luke Heneghan
Brian Berkery
Myra Dejesus
Nicole Bergman
Anthony Rector
Tara Lannon-Stanton
Pastor Mark Moses
Darren Gallo
Rabbi Jack Zanerhaft

Not present: Resi Cooper (Co-Chair)

New York State

Kevin Garrett, Department of State (DOS)
Pape Cisse (DOS)

City of Long Beach

Patricia Bourne, Director of Economic Development & Planning
Cindy Rogers, Deputy City Manager
John McNally, Director of Public Relations & Special Projects
Tyler Huffman, Director of Community Development

Consultant Team

Susan Favate, Principal, BFJ Planning
Silvia Del Fava, Associate, BFJ Planning
Suzanne Goldberg, Planner, BFJ Planning

The purpose of this meeting was to update the Local Planning Committee (LPC) on refined cost estimates and conduct a vote on the slate of projects to include in the Strategic Investment Plan (SIP). The presentation is posted on the [Long Beach NYF Website](#).

Introductions, Project Status, and Timeline

- Susan Favate of BFJ Planning introduced the LPC, consultant team, NY State team, and City staff.
- Mr. Walsh read the LPC preamble for disclosure and recusal.
- LPC member Tara Lannon-Stanton recused herself from both the Long Beach Public Library Auditorium and Exterior projects.
- LPC member Darren Gallo recused himself from the Two-Family Housing Conversions project.
- LPC member Luke Heneghan recused himself from the Bright Eye Beer Co. project.
- Ms. Favate presented the NYF timeline, explaining that next steps include drafting the SIP. The consultant team will submit a final draft of the SIP to the State by mid-December

Project Status & Updates

- Silvia Del Fava of BFJ Planning presented a summary of the status of NYF Projects, explaining that many of the projects have increased in scope and cost due to professional cost estimations and LPC suggestions from the previous meeting.
- Barrier Brewing Co. is no longer a NYF project due to issues securing the potential space. If the Small Project Fund is funded through NYF, and the business owner finds an alternative location within the NYF area, they could apply for such funding in the future.
- A member of the LPC asked how projects would be awarded through the Small Project Fund.
 - Ms. Favate responded that the State would award the funding to the City, who would hire a consultant to help manage the program. Ultimately, it would be the City's call to determine who would receive funding through the Small Project Fund.
- Ms. Del Fava then described a map with all the Long Beach NYF proposed projects.
- The next section consisted of an overview of recent updates to public projects and semi-public projects.

Public Projects:

Park Ave & Long Beach Boulevard Improvements

- Elements added on Park Ave:
 - Reconstruction of sidewalk between Edwards and National Blvd with new brick buffer, street furniture (benches, bike racks, trash cans), decorative light poles, planters/trees, and wayfinding "striping" guide
 - Milling and repaving of block between Edwards and National Blvd
 - New trees in front of the Stop & Shop
- Elements added on Long Beach Blvd:
 - New crosswalks with ADA ramps at three locations. The other crossings along the corridor will be done by the County with their own secured funding as part of a signalization upgrade project
 - Benches, trash cans and bike racks at three bus stop locations
 - New trees
- Updated NYF Funding Request / Total Cost: \$1,384,000

- This cost may be further refined in the upcoming days to better reflect market costs of a few elements in this project and the Kennedy Plaza project.

LPC Discussion of Park Ave & Long Beach Boulevard Improvements

- Q: What is a brick buffer?
 - A: It is a brick strip on the outside of the sidewalk, which acts as both a decorative element, as well as a resiliency tool to help drain water. There are currently brick buffers on Edwards Blvd.
- Q: Will bus shelters be installed by the City or the County?
 - A: Unfortunately, it's not feasible to install bus shelters along Long Beach Blvd since there is not enough space on the sidewalk. Instead, benches can be installed.

Kennedy Plaza Redesign

- Elements added:
 - Two shade structures with power outlets
 - New spotlights on all memorials
 - New LED lighting, programmable by color
 - Electric outlets and phone charging stations
 - Public wi-fi in Kennedy Plaza and train station area
 - New secured bike racks by the parking garage
 - Evaluation of existing trees and new trees
- Ms. Favate added that the City has provided feedback that the cost estimates are lower than typical for this area. Therefore, the cost is likely to increase to just over \$2 million for this project.
- Updated NYF Funding Request / Total Cost: \$1,980,000

Wayfinding & Signage

- Elements added / refined:
 - Creative crosswalk "striping" (to direct people)
 - Integrated phone charging stations
 - Lighting artistic installation by the municipal garage (cost refined)
 - New programmable LED lighting
- Updated NYF Funding Request / Total Cost: \$421,000

Small Project Fund

- No updates

LPC Discussion of the Small Project Fund

- Q: Will projects that have already received funding through NYF be eligible for the Small Project Fund?
 - A: It is up to the City to decide. It will most likely depend on the number of applicants, competitiveness of the process, and nature of the projects.
- Q: What is the required match from project sponsors for the Small Project Fund?

- A: At the previous LPC meeting, the LPC agreed to require a 50% match from sponsors for private projects, and a 25% match from sponsors for art/mural projects.

Semi-Public Projects:

Public Library Auditorium

- Updates:
 - LPC previously decided not to require a private match for the library projects
 - Library hired a professional to get more accurate cost estimates (new cost includes design & engineering, soft costs and contingency that were not included in previous estimate)
- Elements added / cost refined:
 - New flooring throughout
 - More extensive acoustic treatments for the entire space (acoustically rated ceiling, doors, walls)
 - Movable partition (acoustically rated) to hold simultaneous events
 - Storage area upgrades
 - Permanent stage monitors for performers to hear their own sound
 - Additional technology to bring the back half of the auditorium closer to technological parity with the front half
 - Digital signage to assist in wayfinding and highlight events
- Updated NYF Funding Request / Total Cost: \$785,000 (previous cost was \$380,000)

Library Exterior Beautification

- Elements added / cost refined:
 - Prime and repaint façade (murals areas to be primed only)
 - Digital signage Board at front of the library
 - Fence upgrades at rear of the building
- Updated NYF Funding Request / Total Cost: \$433,000

Dance Loft

- Updates:
 - Consultant team is working with project sponsor on NYF decarbonization requirements.

LPC Discussion of the Dance Loft

- Q: Do you think they will be able to accomplish this within the grant time period?
 - A: Yes, the project sponsor is anticipating breaking ground by 2025 (within two years from potential NYF funding award).

Two-Family Housing Conversions

- No updates

Bridgeworks Campus Upgrades

- The project sponsor refined the scope and cost estimates for the creation of the exterior roof deck. Work includes:
 - Outdoor kitchen
 - Equipment for a retractable roof for shade
 - Reinforcement of the existing roof/floor
 - Barrier around edge of the perimeter of the building
 - Upgrade to outdoor electric capacity
- Updated NYF Funding Request: \$428,000
- Updated % NYF Funding: 75% (sponsor has agreed to increase his match to 25% as per LPC request)
- Updated Total Cost: \$570,000

Bright Eye Beer Co. Façade Improvements

- No updates

Project Cost Spreadsheet Summary

- Ms. Del Fava concluded this section with an overview of proposed projects and their corresponding NYF Funding Requests. The slate of proposed projects totals \$7,231,000, which is within the State's recommended \$6-8 million range.

LPC Discussion of the Project Cost Spreadsheet Summary

- Q: What happens to the projects that are recommended in the SIP but do not receive funding?
 - A: Being recommended in the SIP puts any project sponsor who doesn't receive funding in a better position to receive funding in the future because they are identified as a community priority and have professional cost estimations. The funding awarded must add up exactly to \$4.5 million so one project will likely receive a reduced amount.
- Q: What are other grants that project sponsors who are not awarded funding could receive?
 - A: The City continuously applies for grant opportunities. The Consolidated Funding Application (CFA), for instance, opens in May, and will be another mechanism for funding for both public and private projects.
- Q: Is there a chance that not all the public projects will get funded?
 - A: The State will make decisions as to what gets funded based on the rubric that has been outlined previously. NYF evaluation criteria for each project will be followed. There will be a mix of public and private projects funded.
- Q: Why have some of the project costs increased?
 - A: Some projects have added elements and refined their cost estimations through professional surveys/estimates. The new cost estimates reflect more accurate costs.
- Q: Is it possible to split up the projects to help more projects get funded in part?
 - A: Splitting up the public projects may drastically reduce the impact of them. The Park Ave and Long Beach Blvd public project could be split into two projects, but the Long

Beach Blvd improvements only total around \$100,000 so it would not make a significant difference.

- Q: Is it possible the Small Project Fund would only get funded in part?
 - A: It is not likely.
- Q: Is there a set percentage that the State looks for in terms of public vs. private projects?
 - No, there is no set percentage.
- Is there a possibility for the State to negotiate with project sponsors that end up at the bottom of the list and may not get fully funded?
 - No, that is not likely.
- Q: Is it possible for the Dance Loft funds to be used for remediation only because it is an important aspect for the community?
 - A: The construction and remediation processes will be simultaneous. These projects are looked at in terms of construction of the actual building and its future positive impact, so it does not make a difference.

Projects Recommended for Future Funding

- Ms. Favate described projects recommended for future funding, including a comprehensive study of Complete Streets in Long Beach to maximize pedestrian and bike safety in the Park Ave corridor. The study would incorporate parking, emergency management, sanitation, and other relevant factors to develop viable, actionable improvements.
- Other recommended projects include Long Beach Boulevard crossing studies: Long Beach Boulevard and Park Ave; Long Beach Boulevard and East Pine Street.
- A member of the City staff asked that the crossing studies are renamed “intersection studies” to include all roadway users.

LPC Vote

- Ms. Favate described the rules of the LPC vote:
 - Vote is straight up-or-down, not project-by-project.
 - LPC does not prioritize
 - LPC will do a “show of hands” today
 - Final ballot will be sent in the next few days and will need to be completed by all LPC members and sent back to the consultants

LPC Discussion Prior to the LPC Vote

- Q: At what point did the LPC choose to expand the area?
 - A: The LPC reached consensus to expand the area at LPC Meeting #4. This allowed for the inclusion of streetscape improvements on Long Beach Blvd and the Bridgeworks project proposal, as well as the Two-Family Housing Conversions.
- An LPC member commented that the Two-Family Housing Conversions should be removed from the slate since the zoning does not currently allow for two-family housing here and the City ruled against giving this project a variance in the past.
 - The LPC co-chair clarified that these are two separate issues: the LPC should decide on whether they would like to include a project that provides more

- affordable/workforce housing; this is separate from the future outcome of the zoning variance request if this project gets NYF funding.
- All projects will need various approvals, including any required zoning variances. This project would need a vote on the zoning variance; the outcome of the future vote may differ from the previous vote.
 - Another LPC member stated that the most important question before the LPC is about the need of workforce housing in Long Beach, and not whether the City denied this variance in the past. The LPC member believes that Long Beach needs more affordable housing.
 - Lastly, the Long Beach NYF application included a housing component, and the Two-Family Housing Conversions project is the only housing project of the slate. Create more housing is a goal of the Governor's office.
 - No other LPC members expressed the desire to remove the Two-Family Housing Conversions project from the final slate.
 - An LPC member reiterated the need for more affordable housing in Long Beach but with deeper affordability requirements.

The slate passed by a show of hands.

Next Steps

- BFJ will send the ballot to the LPC under the form of a fillable PDF; the LPC members will vote on the entire slate of projects
- Ballots should be sent back by Sunday, November 19
- Consultants to continue following up with project sponsors to finalize project details and cost estimates
- End of November: BFJ to send Draft Plan to State
- Mid December: Final NYF Plan due to State